

MINUTES
REGULAR MEETING
CHARLOTTE HARBOR
COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE
Monday, December 5, 2011 – 11:00 a.m.
County Administration Building – Room 119
18500 Murdock Circle, Port Charlotte, FL 33948

Members Present

James Herston, Chairman
Michael Haymans, Vice Chairman
Grace Amodeo, *Secretary*
Nathaniel Cooley
Garland Wilson
Charlotte Ventola

Staff Present

Commissioner Stephen R. Deutsch
Debrah Forester, Redevelopment Manager
Matt Trepal, Community Development
Roxann Read, Community Development
Elizabeth Spicer, Community Services

Guests

Members Absent

Eddie Hale

I. Call to Order

Vice Chairman Michael Haymans called the December 5, 2011 meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee to order at 11:00 a.m. in Room 119 of the Charlotte County Administration Building. (Chairman Herston called to advise he would be a little late.)

II. Pledge of Allegiance

Vice-Chairman Haymans led the members and the audience in reciting the Pledge of Allegiance.

III. Roll Call/Determination of Quorum

Roll call was taken; Secretary Grace Amodeo confirmed a quorum was present.

IV. Additions/Deletions to Agenda – Debrah Forester requested that an update on Melbourne Bridge be added under Old Business.

V. Approval of Minutes

A motion was presented by Nate Cooley and seconded by Garland Wilson to approve the Minutes of the November 7, 2011 meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee as written. Motion was approved 4-1 (Ms. Amodeo dissenting).

VI. Commissioner Comments - Commissioner Deutsch noted the Sibley Bay RFP is moving forward and there are a few interested parties. He apologized for needing to leave early but told the Committee his door is always open and they should make an appointment with him if they would like to discuss anything. The Commissioner wished everyone a happy holiday season.

VII. Public Comments - Cassandra Wooden brought pictures of a crack in the seawall adjacent to Bayshore Live Oak Park. The property owner adjacent to the park requested that Ms. Wooden share the photos and ask the CRA and County to look into the issue. Mr. Haymans requested that Debrah Forester forward the information to the Facilities Department for their review.

VIII. Development Review Report – Debrah Forester reported receiving a phone call requesting a copy of the approval letter for the Advanced Auto Parts project from its engineer. Ms. Forester read from a letter that was issued in September 2010 that noted the Committee had approved the project July 6, 2010 but requested additional false windows, lighting and landscaping be included in the plans. (Mr. Herston arrived at 10:10 a.m. and began to chair the meeting). Mr. Herston noted that he will call the engineer and discuss the timing of the new building. Since approval was given over a year ago, there may be a need to bring the revised plans back to the Committee.

IV Old Business

Elizabeth Spicer's report was distributed to the Committee and photos of the benches that were installed were shared. The plaques have been ordered and should be installed mid-December. Wine Festival made a profit of \$330. Ms. Spicer reminded everyone of the Holiday on the Harbor event scheduled for December 11 from 7 to 9 p.m. Ms. Spicer reported that the Hands Across the Harbor Event was going very well and encouraged everyone to attend and that sponsorships were still available.

Zoning Code Part III - Matt Trepal reviewed the document that was included in the Meeting Packet. The following items were noted:

- The Legend on the Proposed Zoning Map needs to be revised to include NBR.
- Any reference to the Planning Sub Districts will be replaced with a reference to the adopted Charlotte Harbor CRA Plan.
- 1.1.5 Signs – the chart should be changed to reflect, the maximum building sign to be 50 instead of 25 feet under CG, CI, CT, CHMU, PD, IL. After discussion, the Advisory Committee agreed to keep the sign code for Charlotte Harbor as written. Mr. Trepal will review the existing regulations and include them into the new code.
- 1.1.6 Setbacks – the word “unless” should be deleted in the first paragraph. The last sentence in the second paragraph should state: To receive approval, the proposed alternative design must be reviewed by Charlotte County staff and approved by the Charlotte Harbor CRA Advisory Committee in order to determine the design's ability to comply with the purpose and intent of the Overlay District.
- Gateway district – allows for up to 90 feet based on performance measures. When the height ordinance was adopted the properties along Seneca were zoned CR-3.5 which did not allow the height increase. When those properties were rezoned to NBR, the height ordinance would allow them to apply since the zoning code for NBR limits it to 60 feet. There was a discussion on the intent of the NBR and the Gateway District. Removing the Gateway District from the height ordinance may have a Burt J. Harris Acts impact. Staff will discuss this concept with the Attorney's Office.
- Maintenance Standard will be removed from draft.

Following the review, Mr. Trepal noted that he would bring the revised draft back to the Committee in January for their final review and approval. Ms. Forester requested an update on the timing of the zoning code changes. Mr. Trepal stated that due to his work load, he was unsure when the public review process for the revised Land Development Code would begin. Ms. Forster noted that the Committee had been working on the NBR code changes for over a year and delaying the changes may impact potential development since the Comprehensive Plan language had been changed and the Zoning Code had not even started the revision process. The Committee requested that the zoning changes move forward, especially the NBR standards, without waiting for the County-wide changes to move forward. Ms. Read will look at the schedule and see if the changes can be brought forward to the February P&Z meeting. Ms. Forester requested an update on the Comprehensive Plan EAR changes that the Committee had reviewed and approved. Mr. Trepal stated he was not sure but perhaps this would be done in March 2012. The Committee opted to keep the Comp Plan changes with the County changes unless the process extended past March 2012.

Sibley Bay Rezone Petition Letter of Support - Roxann Read noted that the Small Scale Comprehensive Plan Map change and the rezoning for the Sibley Bay property is scheduled for the December 12 P&Z meeting. Ms. Read requested that the Chairman sign the letter of support, which was part of the meeting packet, and requested that one of the CRA Advisory Committee members attend the meeting to speak on this item. **A Motion was presented by Nate Cooley, seconded by Mike Haymans and unanimously approved to support the recommended map change and rezoning and authorize the Chairman to sign the Letter of Support as presented.**

Water Management Update – Conceptual Permit Issue – Debrah Forester noted that the conceptual permit was issued and the Engineering Department would soon begin working. Ms. Forester also stated that staff would not be submitting a grant application to SWFWMD district under next year's Cooperative Funding Program since there is a match required and the projects had not been presented to the MSBU

Committee for support yet. Ms. Forester and Ms. Vernon will both be attending the MSBU Committee meeting this week to present the project for their consideration and inclusion into their list of priorities. Mr. Herston noted that he will discuss the Engineering section with Ms. Vernon.

Dick Loftus Bridge Update - Ms. Forester showed several pictures, provided by Mr. Wilson, of the new bridge, which is under construction. Mr. Wilson noted that the pictures were taken on Thanksgiving Day. The committee thanked Mr. Wilson for the information.

X. New Business

Meeting Schedule for 2012 – Debrah Forester reviewed the proposed schedule with the Committee. **A motion was presented by Garland Wilson, seconded by Mike Haymans and unanimously approved to accept the proposed meeting schedule for 2012 with one revision – the August 2012 meeting will be cancelled.**

XI. Correspondence/Communications – The Minutes from Punta Gorda CRA meetings of November 2, 2011 were included with the meeting packet.

XII. Public Comments – None.

XIII. Staff Comments – Debrah Forester announced that the County's Bike Master Plan would be presented at several community meetings and encouraged that the Committee members attend. Meetings will be held in South County on December 13th from 5 to 7 p.m. at the Carmalita Meeting Room; in West County on December 14th from 5 to 7 p.m. at the Tringali Park; and in Mid County, tentatively scheduled for December 15th from 5 to 7 p.m. at Cultural Center.

Ms. Forester noted that the calendar for next year does not include a date for a meeting at Bayshore Park and she suggested that a Workshop be held to discuss the work plan for 2012. The Committee suggested a meeting in February or early March. Ms. Forester will check with the Historical Center and see if the conference room at the Center can be reserved for the Committee. It was suggested that the meeting be held later in the day so more people might have the opportunity to attend. Ms. Forester will report next month's on options available for this meeting.

XIV. Attorney Comments – None.

XV. Member Comments

Ms. Ventola stated she will attend the P&Z meeting to support the Sibley Bay request. Mr. Haymans wished everyone a happy holiday season and shared a seasonal poem.

XVI. Next Meeting Date

The next regular meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee will be held on **Monday, January 9, 2012 at 10:30 a.m. in Room 119 of the Charlotte County Administration Center.**

XVII. Adjournment

There being no further business, the meeting **ADJOURNED** at 1:05 p.m.

Respectfully submitted,



Grace E. Amodeo, Secretary
Charlotte Harbor CRA Advisory Committee

DF/kmk

Approved: 2.6.12